



Urban Design
Studio L.L.C.

Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

21PP04 & 71DR04
8/27/04

PINNACLE PLACE PROJECT NARRATIVE

Introduction:

Pinnacle Place is a 124-acre project that will be developed by the Pivotal Group and Geoffrey H. Edmunds and Associates. It is located on the West Side of Pima Road at the west entry to Desert Highlands at Desert Highlands Drive.

The project will include 80 custom and semi-custom homes in a guard gated setting.

Request:

The application is for consideration of the Preliminary Plat for 80 lots with modified development standards and design approval of the conceptual guardhouse architecture, entry monuments, landscape and walls. In addition, an ESLO 3 exemption for restrictions on combined envelopes and perimeter wall restrictions is requested.

Public Involvement:

Preliminary site plan concepts that included 82 lots were developed and presented to the largest adjacent homeowner association Board Committee and the entire Board in an effort to work together as a good neighbor to ensure sensitivity and compatibility. Support by the Association was given for the proposed 80-unit plan with a 50-ft. minimum open space setback between the projects. Additionally, letters were sent to home and property owners within 750 ft. of the site.

Site Plan:

The site plan was developed to allow home sites that nestle within the site; avoiding washes to allow for maximum preservation of open space as well as for amenities for the future residents. Single and combined development envelopes are designed on a preliminary basis to designate development and preservation areas. The envelope alignments may shift in the process of adding specific floor plans to individual lots.

Lot sizes and configurations vary throughout the site to respond to the configuration of wash alignments and zoning district regulations.

The area north of Desert Highlands Drive is zoned R1-43 and the area south are zoned R1-70.

The site provides for 32.9 acres (26%) of Natural Area Open Space with an additional amount of open space throughout the project. The total open space provided is approximately 50 acres (40%) consisting of NAOS, re-vegetated areas, detention areas, and front/rear yards.

A large portion of the open space that will be provided will benefit the community, as it is located along Pima Road. Over a 100 ft. average depth of open space is being provided in the Scenic Corridor. A Scenic Corridor of 85' minimum average of 100' + is also being provided. A public trail will meander throughout the scenic corridor to provide a north/south connection to the City's trails.

Access:

7502 East Main Street, Scottsdale, Arizona 85251
Phone (480) 994-0994 Fax (480) 994-7332 www.lvadesign.com

The primary access to the project is from Pima Road via Desert Highlands Drive. Two electronically controlled gates are proposed. A single guardhouse will monitor the access to two gates, one north and one south. The guardhouse is intended to be occupied by security during the day with electronic access control in the evening hours. Homeowners will have 24-hour remote access into the gates. The southern gate on the realigned Happy Valley Road will be a ring-in and right-out only condition also including an electronic gate system. The north gate on Jomax Road will be for emergency use only.

Both the main entry at Desert Highlands Drive and Happy Valley Road are being realigned with the constructed street alignments on the West Side of Pima Road to remedy the offset intersections as they exist today.

Architecture:

The proposed architecture of the gatehouse is a natural southwest flavor using stone walls, deeply inset glass, wood structure and "old penny" copper roof.

The architecture of the homes will be subject to design guidelines evocative of Desert Highlands that are being developed for the project. If model homes are built, the design proposed will return to the Development Review Board.

Landscape Architecture:

The proposed landscape architecture will compliment the existing upper Sonoran desert. Landscaping at entry areas and around signage will be compatible with existing vegetation.

Drainage:

The site drains generally from the northeast to the southwest. On-lot retention will be provided throughout the project to address city's requirements. The future homeowners association will be responsible for maintenance of the retention basins along with the natural washes.

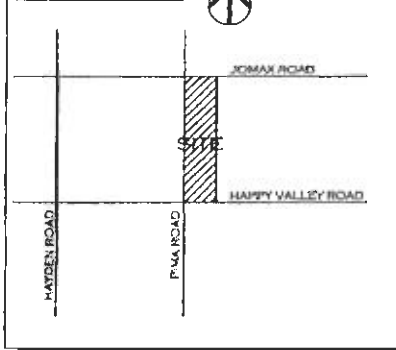
Conclusion:

Pinnacle Place will provide a unique setting for 80 high quality new homes on 124 acres while preserving a substantial amount of the site as open space and providing community benefits, such as additional preserved desert, scenic corridor, trails, and a realized Happy Valley Road intersection within Pima Road.

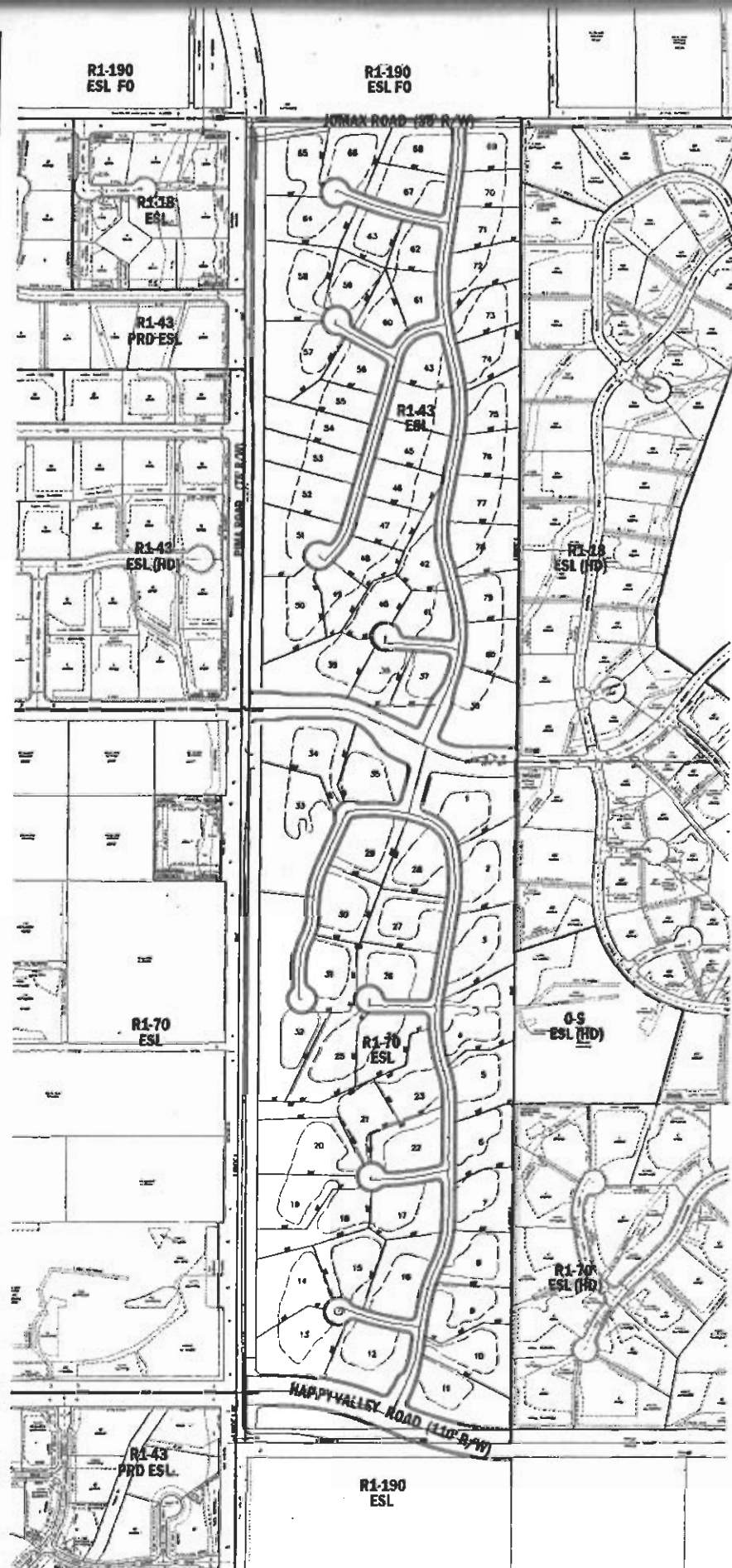
PRELIMINARY SITE PLAN DATA

PROJECT LOCATION:	NEC OF SHEA BOULEVARD & 136TH STREET
SITE ACREAGE (GROSS)	124 AC (+/-)
NO. OF RESIDENTIAL UNITS	80
DENSITY	0.65 DU/AC
EXISTING ZONING	R1-43 ESL & R1-70 ESL
OPEN SPACE:	
REQUIRED NAOS	32.9 AC
PROVIDED NAOS	32.9 AC
R1-43 ESL SETBACKS (PER AMENDED DEV. STDs):	
MIN. LOT AREA	32,250 SQ.FT
FRONT	30 FT
SIDE	15 FT
REAR	27 FT
R1-70 ESL SETBACKS (PER AMENDED DEV. STDs):	
MIN. LOT AREA	52,500 SQ.FT
FRONT	45 FT
SIDE	22.5 FT
REAR	45 FT
PROJECT PHASING	PHASE 1 OF 1
OWNER:	PIVOTAL GROUP 2555 E. CAMELBACK ROAD, STE 700 PHOENIX, AZ 85016
APPLICANT:	LVA URBAN DESIGN STUDIO 7502 E. MAIN STREET SCOTTSDALE, AZ 85251 PH. 480.984.0994 CONTACT: STEVEN VOSS

VICINITY MAP



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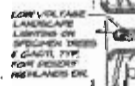


SITE PLAN

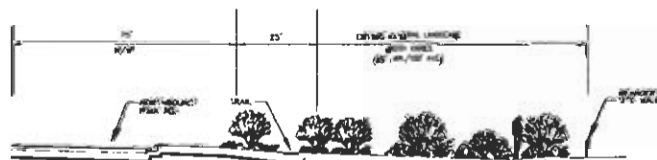
PINNACLE PLACE (NEC of PIMA ROAD & HAPPY VALLEY ROAD)
SCOTTSDALE, ARIZONA

SCALE: 1" = 400' (+/-)





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A-A _____
SCENIC CORRIDOR SECTION

N.Y. 5



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Pinnacle Place
NEC PIMA ROAD & HAPPY VALLEY ROAD, SCOTTSDALE, ARIZONA
CONCEPTUAL LANDSCAPE PLAN

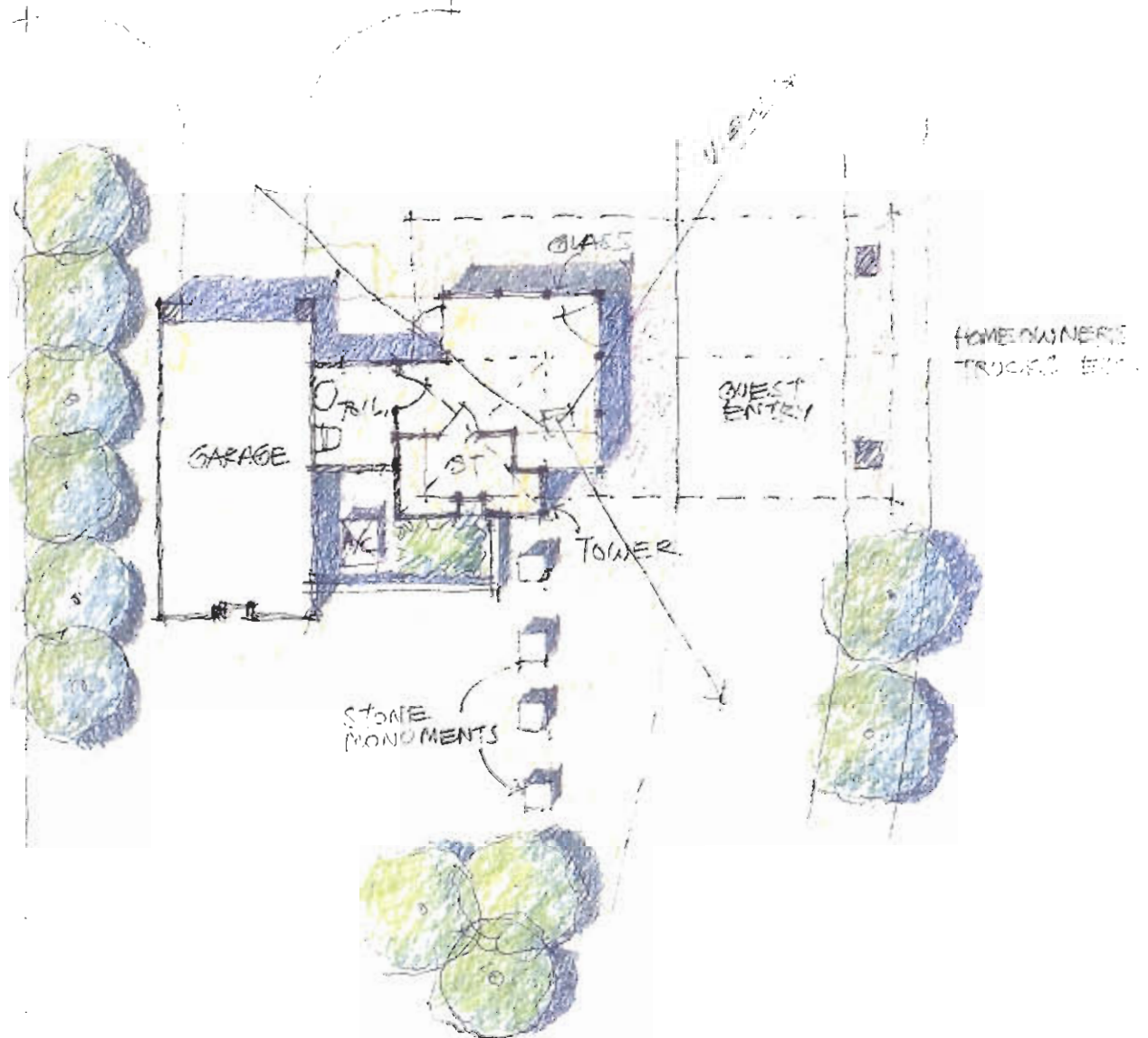




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OWNERS DRIVE



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